

LETTER OF ALLOTMENT

Date:-

To,
[Applicant's name]

Sub: Allotment of residential unit no. _____, _____ Wing in the Building known as
" _____ " in _____, situated at _____

We are in receipt of your Application No. ... dated and thank you for choosing us and the patronage extended addressed to Gopalan Enterprises, Bengaluru ("Developer") and for the payments required for the purpose of allotment of your chosen (Flat No. and Project Name). It is indeed our pleasure to inform you that the Unit booked by you via the aforementioned Application Form and provisionally allotted to you is now being finalized subject to the terms and conditions as stated in the Application Form and hereunder.

The details of the Applicant and the Unit allotted thereto are as under:

Name of Allottee (s)	PRIMARY APPLICANT'S FULL NAME
	JOINT APPLICANT'S FULL NAME
Address of Allottee(s)	Address Line 1
	Address Line 2
	Address Line 3
Email ID of the Allottee(s)	
Unit No.	
Name of Building	
Floor No.	
Type of Unit	
Carpet Area	[Area] Sq. Ft. equivalent to [Area] sq. meters
No. of Car Parking(s) allotted	
Consideration Value	Rs. [Amount]/-

Terms and Conditions:

1. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value and the Society and Other Charges as specified in Annexure "B" hereto together with the applicable government taxes and levies as per the Schedule of Payments specified in Annexure "A" hereunder, time being of the essence.
2. The Allottee shall, in relation to the Unit, make all payments to the Developer from his own bank account only and not from and through the bank accounts of any third parties. The Allottee alone shall be responsible and liable in relation to the payments made by any third parties. Notwithstanding the aforesaid, the receipts for the payments made in relation to the Unit shall be issued in favour of the Allottee only.
3. The Allottee agrees and undertakes to be bound by and perform all the obligations and the terms and conditions contained in the Application Form and this Letter of Allotment, including timely payment of amounts stated hereunder.
4. In the event the Allottee fails or neglects to comply with any of his obligations under the Application Form / Letter of Allotment, including (but not limited to) making payment of all due amounts as per Schedule of Payments stated in Annexure "A" hereto (and interest thereon, if any) or seeks to withdraw or cancel the Letter of Allotment / Agreement to Sell in respect of the Unit, the Allottee shall be deemed to be in default. In the event of such default, the Developer shall issue notice to the Allottee of such default and the Allottee shall be provided with a further period of 15 days from the date of such notice to cure the said default. In the event the Allottee fails to cure such default within 15 days from the date of notice of such default (or such default is not capable of being cured), the Developer shall have the option to cancel the allotment of the Unit, by sending a termination letter by RPAD /Speed Post. On such termination, the following shall apply:
 - a) The allotment/booking/Agreement to Sell for the Unit(s) shall stand immediately terminated and the Allottee shall have no right whatsoever with respect to the Unit(s), save and except the right to receive Refund Amount as per (b) below.
 - b) All amounts paid to the Developer by the Allottee towards Consideration Value or part thereof (excluding interest and taxes thereon) after deducting therefrom the Liquidated Damages as per RERA Act ("Refund Amount") shall be refunded. The payment of the Refund Amount shall be subject to and after deducting thereon tax at source and/or other applicable government

levies and taxes. For sake of clarity, the interest and/or taxes paid on the Consideration Value shall not be refunded upon such cancellation/termination. In the event, the amounts paid by the Allottee towards Consideration Value is less than the Liquidated Damages, the Allottee shall be liable and agrees to pay to the Developer the deficit amount of Liquidated Damages.

c) The payment of Refund Amount shall be made by cheque

5. All overdue payments shall attract interest at ...p.a. as per RERA Act. It is clarified that payment of such interest shall be without prejudice to the other rights and remedies available to the Developer, including the right to cancel/terminate the allotment and/or claim losses/damages incurred or suffered in that regard.
6. The Consideration Value is free of any escalation, provided that in case the cost of inputs increase by more than 10% of the average cost of inputs estimated to be prevailing on the date of start of construction of the Wing/Building, then the Consideration Value shall stand increased by an additional amount equal to quantum of the increase in cost of inputs beyond the said escalation of 10%. The average cost of inputs shall be calculated using the Input Price Index of Construction Material and Labour Costs It is however clarified that, irrespective of the quantum of increase in input costs, the maximum additional amount payable on account of this factor shall not exceed 4.99% of the Consideration Value. It is also clarified that the Consideration Value shall not stand reduced below the amount(s) stated herein under any circumstances. The said applicable quantum of increase in input costs shall be certified by the Chartered Accountant of the Developer and the Purchaser agrees that such calculation shall be binding on him and waives any right to raise a dispute in this regard.
7. The Developer shall endeavor to make available the Unit for Possession (for fit outs) by ["Date of Offer of Possession (for Fit Outs)"] (with a grace period of ... (.....) months), subject to the Allottee not being in breach of any of the terms of the Application Form/Letter of Allotment/ Agreement to Sell. In the event of any force majeure situations (including but not limited to inordinate delay in issuance of NOCs/ connections/ approvals/ licenses from the competent local authorities and/or judicial or regulatory orders), the date of such possession for fit outs shall stand extended accordingly.
8. The unit(s) cannot be let, sublet, re-sold or transferred to any third party by the Allottee till all amounts in relation to the Unit have been received by the Developer and the Allottee has taken possession of the Unit.

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8. The unit(s) cannot be let, sublet, re-sold or transferred to any third party by the Allottee till all amounts in relation to the Unit have been received by the Developer and the Allottee has taken possession of the Unit.

9. The Allottee shall strictly conform to the rights and duties of buyer as per RERA Act, 2016 and any violation of the same will be treated as breach of condition of agreement and developer shall be entitled to exercise his rights of termination as per RERA Act.
10. The Allottee hereby agrees that the Developer shall be entitled to recover / set off / adjust from the amounts if any, payable by the Allottee to the Developer including the Consideration Value, the Society and Other Charges, interest and /or Liquidated Damages. The Allottee agrees and undertakes not to raise any objection or make any claims with regard to such adjustment / set off and the claims, if any, of the Allottee, in that regard, shall be deemed to have been waived.
11. This Letter of Allotment shall be governed and interpreted by and construed in accordance with RERA Act, 2016. Dispute resolution shall be in accordance with the provisions of RERA Act, 2016 and Karnataka Government RERA Rules.

Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates: Direct line: +91 80 _____

Board line: +91 80 _____

Email: _____@_____

I would like to take this opportunity to thank you once again for the trust that you have reposed in the Lodha Group, and assure you of your best services at all times.

Warm Regards,

For Gopalan Enterprises

(Authorized Signatory)

ANNEXURE A

Milestone	Payment
Booking Amount - I (payable on date of booking)	
Booking Amount - II (within 21 days from the email informing about provisional allotment)	
Mandatory Registration of Agreement to Sell	
Booking Amount - III (within 42 days from the email informing about provisional allotment)	
On initiation of Footing	
On initiation of RCC Works for Plinth	
On initiation of RCC Works for Level 01	
On initiation of RCC Works for Level 03	
On initiation of RCC Works for Level 06	
On initiation of RCC Works for Level 09	
On initiation of RCC Works for Level 12	
On initiation of RCC Works for Level 15	
On initiation of RCC Works for Level 18	
On initiation of RCC Works for Level 21	
On initiation of RCC Works for Level 24	
On initiation of Blockworks / Partition Walls	
On initiation of Plumbing Works	
On initiation of Fitouts	

Note: GST and any other government levies shall be extra as applicable.

Notes:

- This Schedule is a list of payment/construction slabs and is not in any particular sequence. Construction activities like blockwork etc. may be carried out in tandem with earlier slabs than stated and hence, the demand too may be generated earlier than above.
- Registration of Agreement to sell (Stamp Duty, MVAT, Service Tax &

Registration charges apply) to be completed immediately after payment of Booking Amount and before the next instalment as per the Schedule of Payments is due. The Developer reserves its right not to accept any payment over the Booking Amount till such time that the Agreement to Sell is registered and any delay in payment on this account shall be deemed to be delay on account of the Purchaser.

- All applicable Government Taxes and Levies including GST shall be payable as and when demanded by the Developer.
- The Consideration Value paid by the Allottee to the Developer shall be appropriated firstly towards any cheque bounce charges or any other administrative expenses, then interest and costs and expenses and lastly towards outstanding dues in respect of the Unit.
- In the event the Allottee approaches a bank/financial institution for availing a loan, any delay by such bank/financial institution in making the payment as per Annexure "A" above shall attract interest at....% per annum (Maximum MCLR of SBI+ 2%) from the date they fall due till realization of payment and shall constitute an event of default. In such event, the Refund Amount, if any, shall be paid by the Developer to the bank/financial institution of the Allottee.

ANNEXURE B
SOCIETY AND OTHER CHARGES*

- (I) Provisional CAM Charges (payable on or before the Date of Offer of Possession (for Fit Outs)):
- a) Rs. _____/- (Rupees _____ only) towards provisional Building CAM charges for a period of _____ months from Date of Offer of Possession (for Fit Outs). #
- b) Rs. _____/- (Rupees _____ only) towards provisional Federation CAM charges for a period of _____ months from Date of Offer of Possession (for Fit Outs). #
- (II) Provisional Property Tax (payable on or before the Date of Offer of Possession (for Fit Outs)): #
- Rs. _____/- (Rupees _____ only) as an advance towards provisional Property Tax in respect of the Unit for a period of [] months from Date of Offer of Possession (for Fit Outs).
- (III) Land Under Construction (LUC) Reimbursement Charges (payable on or before the Date of Offer of Possession (for Fit Outs)): #
- Rs. _____/- (Rupees _____/- only) towards reimbursement of LUC for the period of start of construction till the Date of Offer of Possession (for Fit outs).
- (IV) Electricity Deposit Reimbursement (payable on or before the Date of Offer of Possession (for Fit outs)): #
- Rs. _____/- (Rupees _____ only) towards provisional amount of reimbursement of deposit paid to Electricity Supply Developer on Allotte's behalf. The benefit of the said deposit shall stand transferred to the Allotte when meter is transferred to Allottee's name.
- (V) Building Protection Deposit (payable on or before the Date of Offer of Possession (for Fit outs)): #
- Undated cheque of Rs. _____/- (Rupees _____ only) towards Building Protection Deposit, which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.

(VI) Other Charges (payable on or before the Date of Offer of Possession (for Fit outs)): #

Towards	Amount (Rs.)
Administrative Charges	Rs. _____/-
Legal Charges	Rs. _____/-
Utility connection & related expenses	Rs. _____/-
Piped Gas connection & related expenses (if applicable)	Rs. _____/-

*GST and any other government levies shall be extra as applicable.

Strike out what is not applicable